



This Old Column

May, 2002

Paint vs. Permanent Coating Systems

Many homeowners have headed outside to do their spring landscaping and discovered that they need to paint their house. You may be aware of a new "paint" product being introduced in historic districts. Permanent coating systems are liquid exterior coatings that are advertised as an alternative to traditional paint products. These systems claim to reduce your home's energy costs, eliminate peeling and cracking, and last forever by coating the surface of the home with liquid plastic. The result is a product that bonds to the historic materials of your home and cannot be removed without the removal and replacement of the historic siding.

Because the use of these products appears to result in a permanent alteration to the material on which the product is applied, IHPC staff has determined that the use of permanent coating systems within our historic districts is inappropriate. Staff is now adding a stipulation to all staff approved Certificates of Appropriateness for painting which make it clear that approval to paint does not include approval to use a permanent coating system. Use of permanent coating products would require Commission approval at a public hearing. If you have any questions about our policy please contact our offices at 327-4406